

# 2026 ANNUAL MEETING MINUTES

## Treehaven HOA

---

May 13, 2026, 3:30pm @ Bray Ed. Center 640 Belford Ave.

The meeting was called to order by Mark Shoberg from HOAServices Inc at 3:30pm.

---

### In Attendance

Wanda Thomas  
David Larson  
Shirley Cates  
Frank Payne  
Janice Goodman  
Heather Gonzales

### Proxies

6 proxies  
received.

### Management

Mark Shoberg HOA  
Manager  
Cayce Haren HOA  
Assistant Manager

---

With six proxies received and owners from six units represented; quorum was achieved.

---

### Introductions

---

Mark Shoberg introduced himself as being with HOAServices.

Cayce Haren introduced herself as being with HOAServices.

The Board introduced themselves:

Wanda Thomas, HOA President

David Larson, HOA Vice-President

Shirley Cates, HOA Secretary/Treasurer

### Approval of 2025 Minutes

---

First motion: Wanda Thomas

Second motion: Janice Goodman

None opposed.

2025 minutes were approved.

---

### Old or New Business

---

Mark S opened the discussion on new and old business.

Tree care / tree health

- Inventory: 56 trees in subdivision; 34 are ash and affected by emerald ash borer / borer beetles. (p.2)
- The board reviewed treatment bids: WD Yards at about \$3,250, Save A Tree at \$6,000, and another spray bid at about \$22,000. The board chose the mid-range option. The treatment uses trunk injection and is expected to remain effective for about two years.

- Tree trimming/removal: Trimming estimated separately (~\$15,000) and not currently budgeted. Tree removals locally run ~\$5,000–\$6,000 per large tree; recent removal done for ~\$2,350. Stump grinding may incur additional cost.
- Recommendation: treat all 34 ash trees this cycle; trimming to follow after treatment; consider winter work for potential discount; obtain multiple bids.
- Other species concerns: locusts, maples, elms, pinyons, aspens—all facing pests/stress; discussion of planting resilient species and winter watering strategies.
- Mesa county watching for Japanese Beetles and then will treat, as necessary.

#### Fence repair

- A fence section behind owner Dave to be replaced; stump removal scheduled; contractor: Valley-Wide Fence.

#### Landscaping contract

- Thompsons sold to TLM Pro; mowing/fertilizing/aeration/trimming on 3-year contract; landscaping costs cited.

#### Insurance

- Current insurance retained through new carrier with improved terms: \$5,000 per storm/claim deductible vs. prior 1% of asset value. Net saving ~\$5,000 with better replacement value coverage. Liberty/Travelers quotes returned to market improving competition. Discussion of blanket hazard insurance vs. requiring owner HO-6 hazard coverage.
- If blanket hazard insurance dropped, HOA could reduce premium to land/premises coverage (~\$1,000–\$1,500 quoted) but risks owner noncompliance. Recommendation: retain current coverage.

#### Limited common elements / owner maintenance clarification

- Owners briefed that limited common area (small grass patches, 15' from front/back door, rock planter areas) are owner responsibilities; GIS county assessor/plat maps referenced for exact building envelopes.

---

## Budget

---

#### Current financial status and reserves

- HOA running recurring deficits; reserves low (~\$5–6k noted). State recommendation: reserves = 10% of gross; mortgage companies denying loans where reserves <10% of gross. Proposed budget showed \$4,700 to reserves but deficit would consume that; real projected 2027 deficit ~\$5,184 if no changes.
- Recommendation: increase annual reserves to meet 10% of gross (adjust to \$5,000 from \$4,700).

#### Dues increase and special assessment(s)

- Board authority: may approve/ratify a 5% annual increase automatically; any increase above 5% requires a 67% supermajority of owners present or by proxy. Declaration allows board to levy a special assessment per owner up to \$3,000 in any assessment year. Clarification: board may levy up to \$3,000 per owner annually; special assessments may be split into installments but cumulative per owner cap applies.
- Options discussed to balance budget:
  - Raising monthly dues to \$200.00 per unit (effective July 1) would balance budget, allow \$5,000 into reserves, and cover a \$10,000 tree care allocation in proposed budget. Projected net income balance ~\$100 under that plan.
  - Pass a special assessment (examples discussed: \$200 per owner = ~\$4,600; special assessment up to \$3,000 per owner allowable) if further funds are required for tree trimming/removals. Board can approve special assessments as needed.

Motion to increase dues to \$200/month effective July 1; board may determine special assessment(s) as needed in future.

- First motion: Frank Payne
- Second motion: Wanda Thomas
  - Yes: seven votes
  - No: two votes
    - Vote required supermajority. Vote result: motion passed (count described: sufficient in-person votes; proxies not used on this vote because language changed; vote passed by one extra vote). Dues increase approved effective July 1; reserves target set to 10% of gross (~\$5,000).

## Elections

Mark opened the 2026 elections for a one year term. Due to more than three members wanting to serve on the board the elections went to a secret ballot.

The members that were voted on for the election are the following: Wanda Thomas, David Larson, Shirley Cates, Frank Payne, and Mary Patterson.

Wanda Thomas, David Larson, and Shirley Cates will serve on the board for another term as voting directors

Frank Payne and Mary Patterson will serve on the board for a 1 year term as non-voting members at large.

## Adjournment

With no further business to discuss, Mark S asked for a motion to adjourn the meeting at 4:27 pm.

None opposed.

The meeting adjourned at 4:27 pm.

Signature

Dat